



HOUSE, 1220 VIENNA

## Modern semi-detached house with unique views in 1220 Vienna (Aspern), sunny garden, near U2 Aspern & Seestadt

Object number: EGGC1

[View and rent online](#)

Move in and enjoy: Pleasantly quiet location with lots of sun and nice view of Kahlenberg, surrounded by local recreation areas (e.g. green "Seestadt") + still close to the city. Spacious garden with terrace, light-flooded dining and living area.

<b>Period</b>	29/05/ - 29/06/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 3.927,72
Security deposit	€ 2.900,00



### Living space

129m<sup>2</sup>



### Maximum occupancy

6 Persons



### Complete accommodation <sup>?</sup>

2 private bathrooms 3 Separated bedrooms



### Ground floor



### Check-in

14:00 - 20:00 Clock



### Check-out

10:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,80 m x 2 m)



1x Single bed

### Bedroom 2



2x Single bed

### Bedroom 3



1x Single bed

## Descripton of accommodation

### KEY DATA:

Living space: 129m<sup>2</sup>  
Usable area (incl. basement): 170m<sup>2</sup>  
Rooms: 4  
Bathrooms: 2  
Toilets: 3  
Terraces: 2 (ground floor and attic)

### FLOOR PLAN

Ground floor: entrance hall, spacious and light-flooded living-dining area with exit to the garden terrace, kitchen, guest toilet, storage room  
Upper floor: two centrally accessible bedrooms (one with air conditioning and walk-in closet), a bathroom with large tub, shower and toilet  
Top-floor: one bedroom (with air conditioning), a bathroom with shower and toilet, large roof terrace, storage space  
Basement: two fully usable cellar rooms (with underfloor heating), e.g. for office space or playroom for children

### EQUIPMENT

High-quality granite flooring (ground floor), laminate flooring (upper floor, top floor), basement  
Underfloor heating and radiators on all floors (also in the basement)  
Top-equipped fitted kitchen with large refrigerator (incl. ice cube dispenser)  
Electric shutters for all windows  
Garage (14m<sup>2</sup>)  
Groundwater pump in the garden for sustainable irrigation of the garden  
Miele washing machine and dryer available in the basement  
Garden shed available  
Spacious garden: 126m<sup>2</sup> + terrace (21m<sup>2</sup>)  
Roof terrace: 22m<sup>2</sup>

If you are looking for peace and quietness, but still want to be quickly in the city, and you appreciate the nature in the area, you will feel right at home in this house.

## Equipment features



### Basic equipment

- Terrace
- Garden
- TV
- Private dryer
- Towels
- Garage
- Vacuum cleaner
- Hairdryer
- Roof-terrace
- Internet/Wifi
- Private washing machine
- Bedclothes
- Private toilet
- Aircondition
- Cleaning utensils



### Fireplace

- Charcoal grill



### First supply

- Toilet paper
- Soap
- shampoo



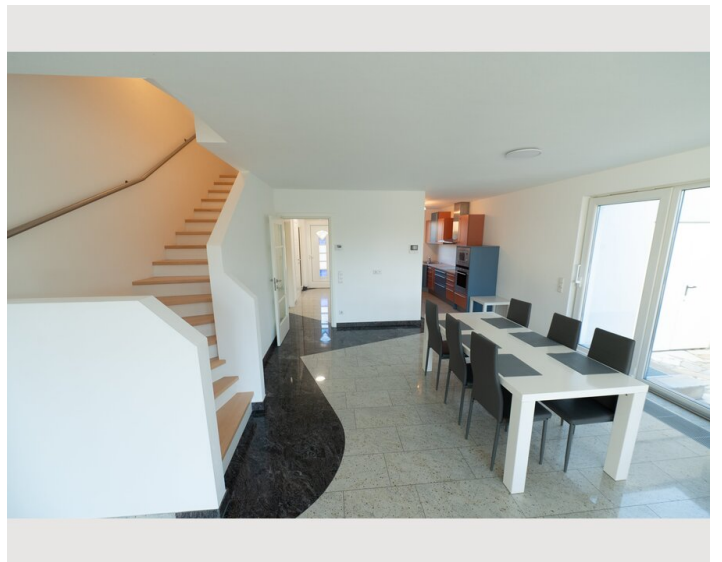
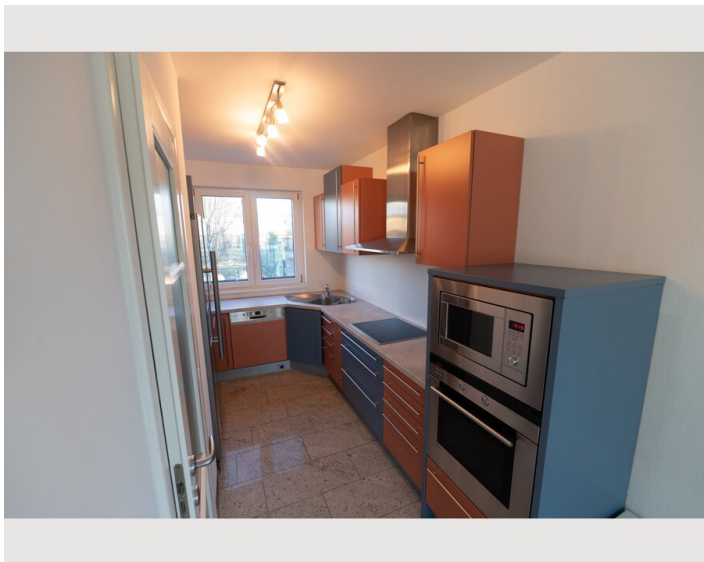
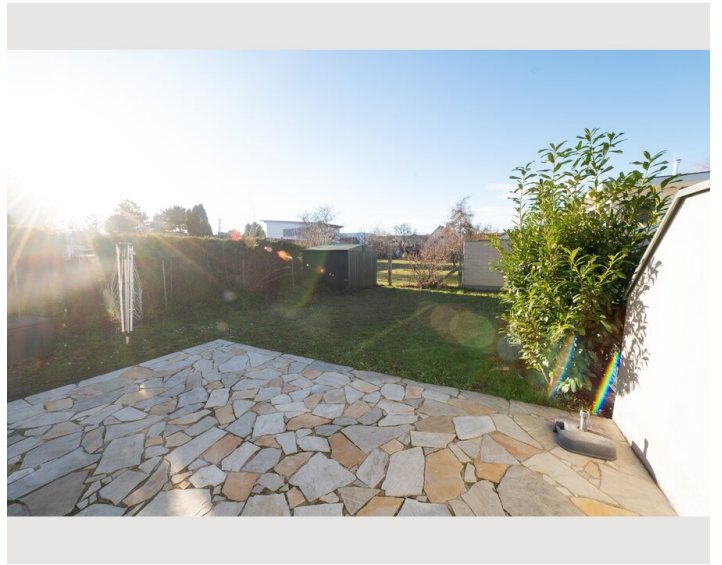
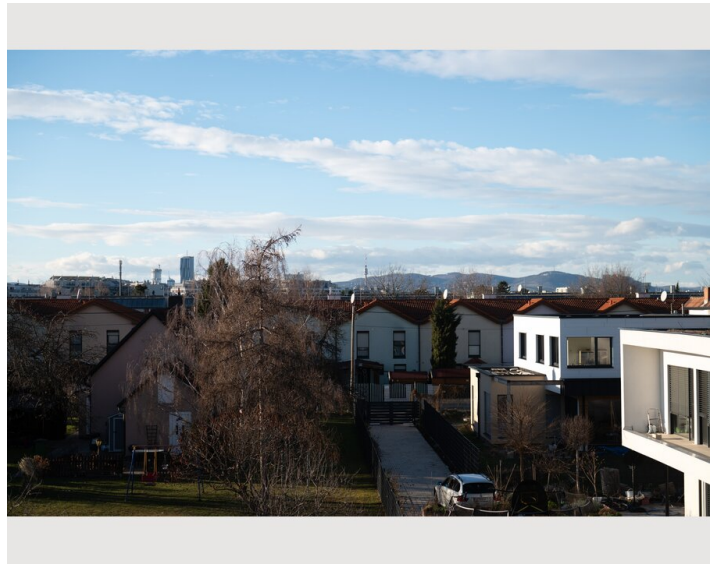
### Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Filter coffee
- Microwave

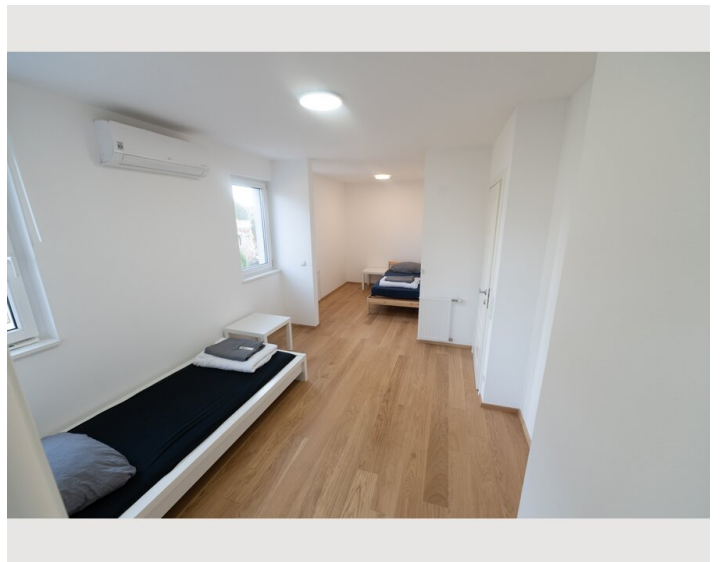
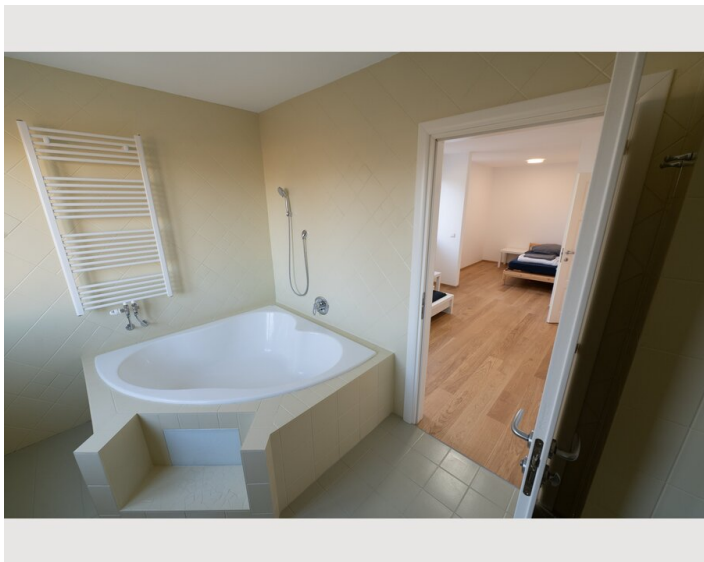
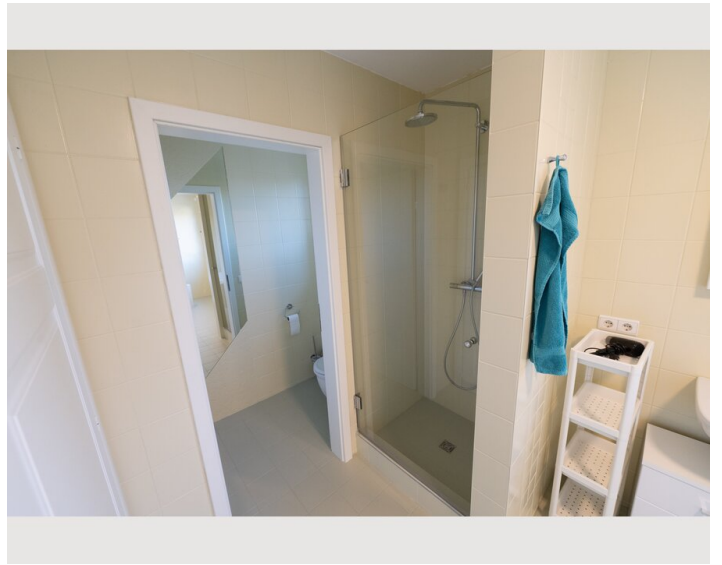
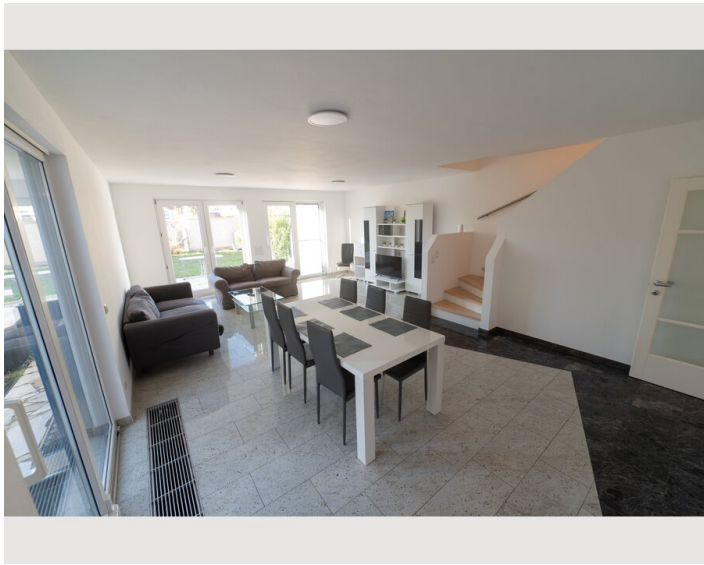
## Informations

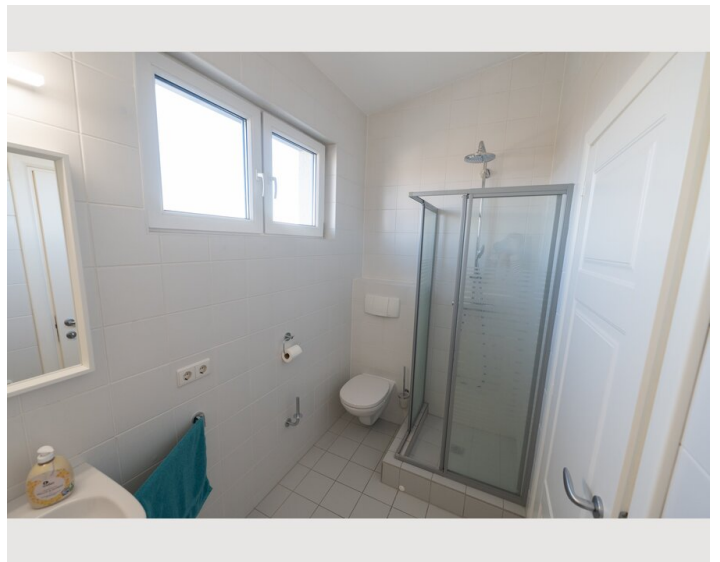
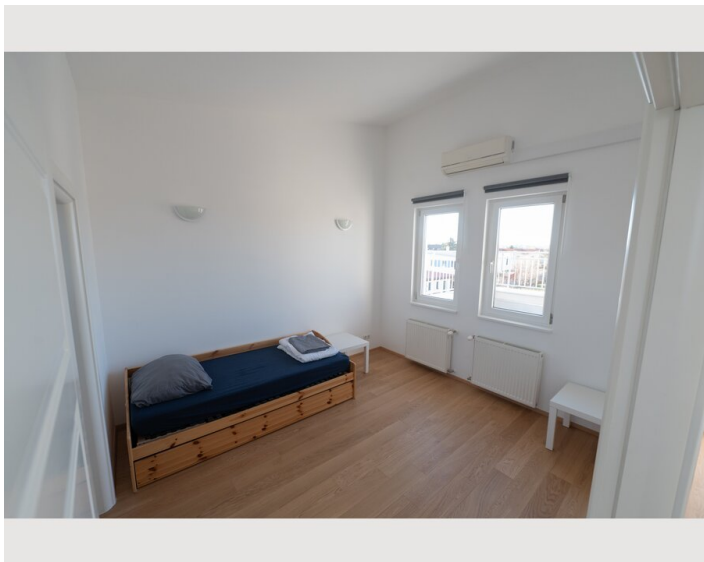
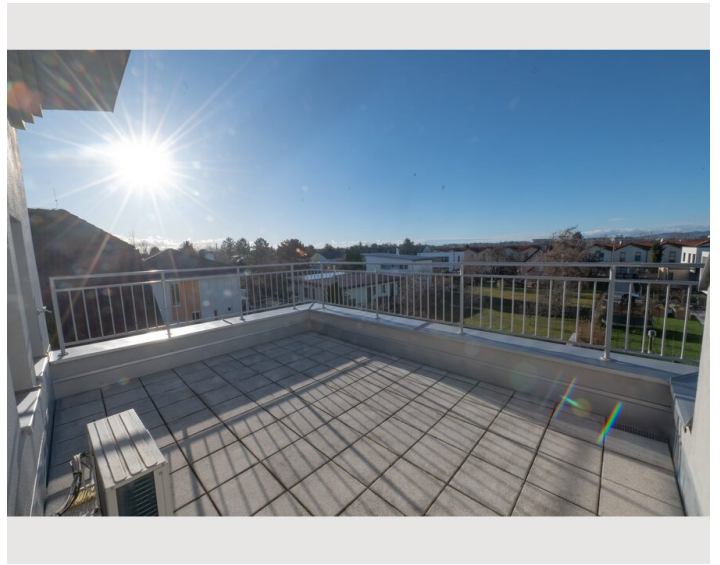
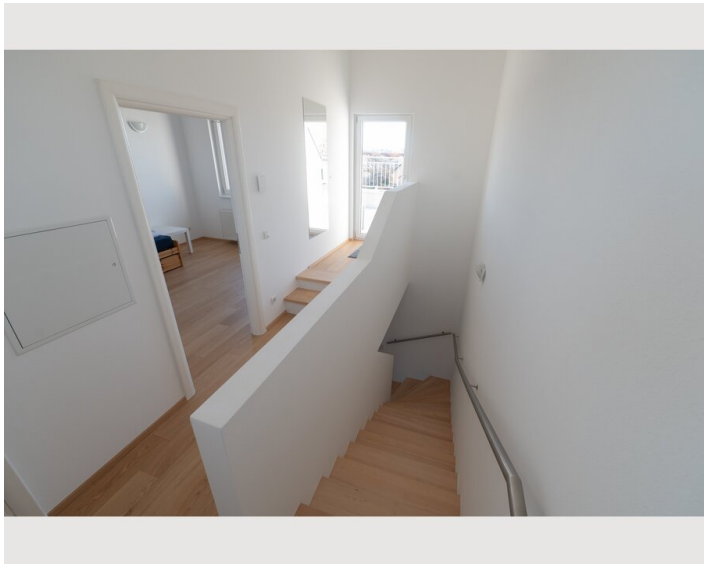
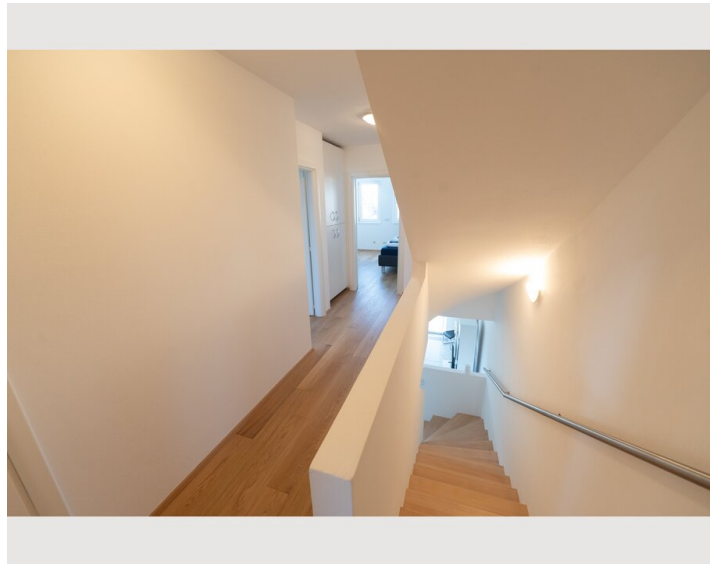
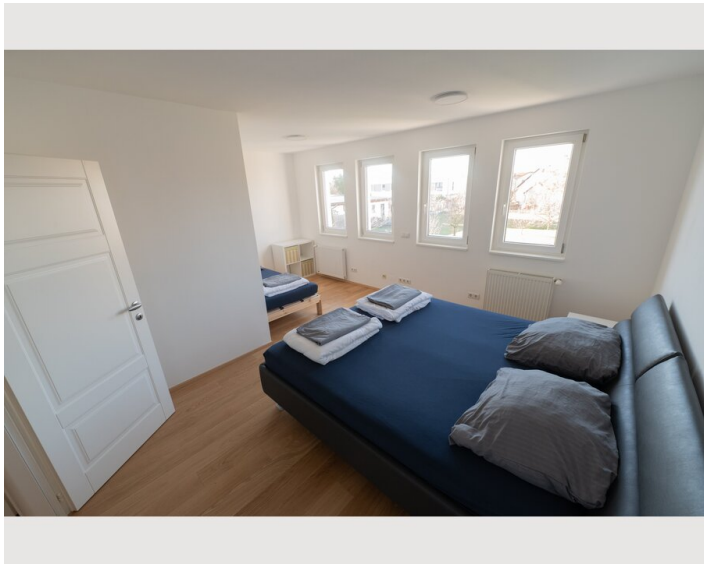
- Suitable for children
- Private entrance
- Regular cleaning at extra cost
- Smoking not allowed
- Pets forbidden

## Picture gallery

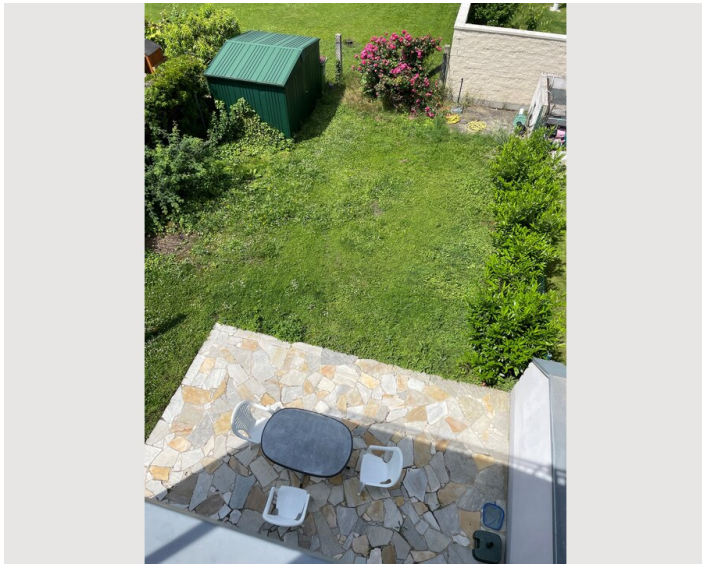
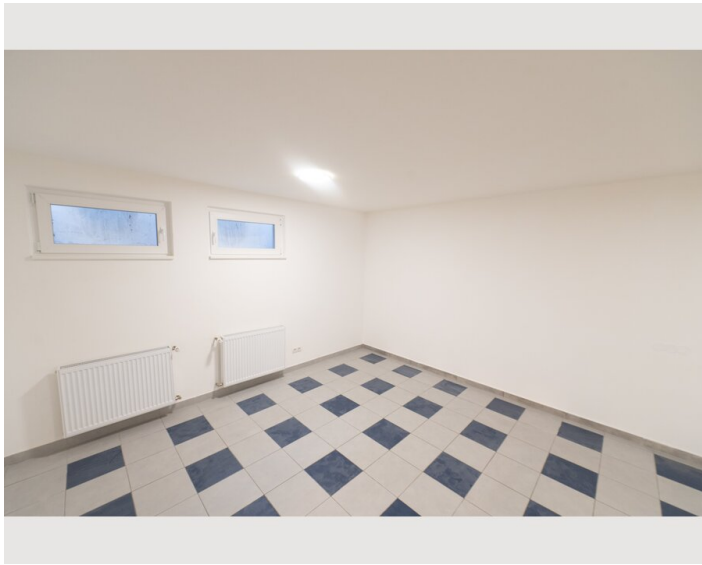












### Infrastructure



10min walk to Seestadt (lake for swimming/bathing, medical center, supermarkets, restaurants, etc.)

Supermarkets Billa / Hofer / Spar, pizzeria in the immediate vicinity

Transport: Bus 97A / 84A, U2 subway

Proximity to hospital SMZ-Ost (Klinik Donaustadt / Donaushpital)



## Location

